

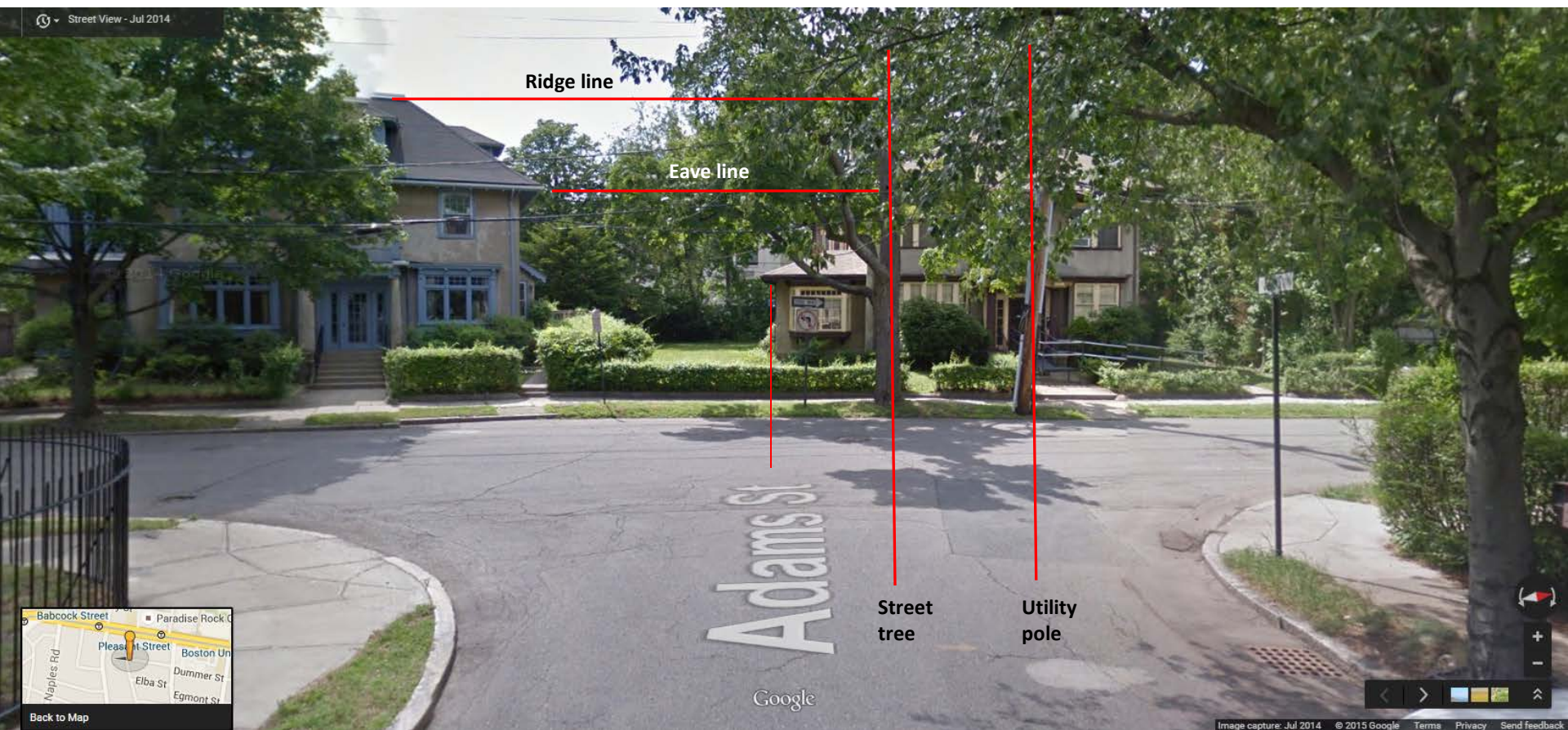
Planning Board
Design Review Meeting

**DESIGN
RECOMMENDATIONS**

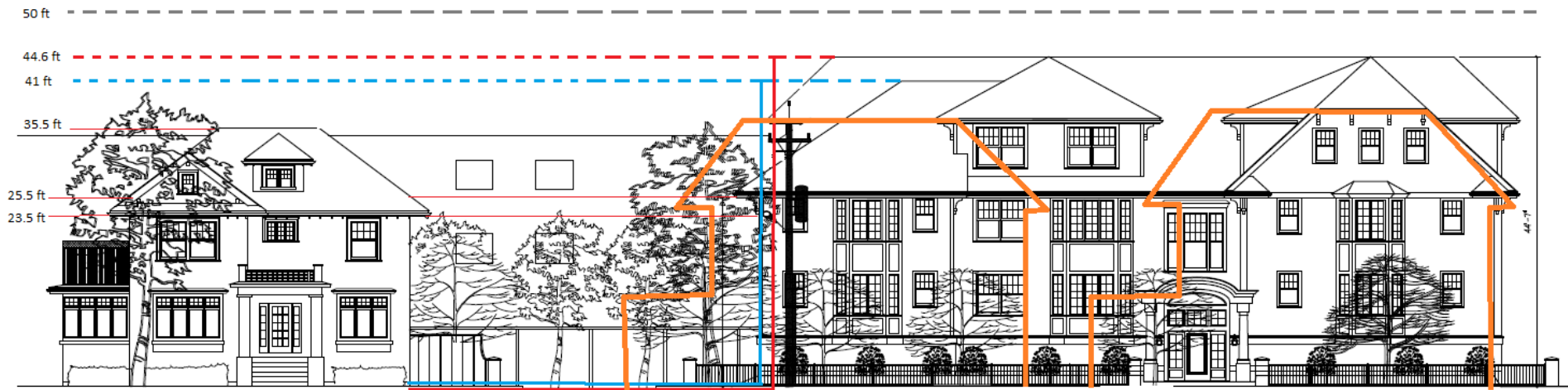
21 Crown 40B

September 3, 2015

Maria Morelli, Planner



Existing reference points for
visualizing height and setback



Setback Ratios [rise / run] - left side yard

Third Floor Height	41 / 47 = 0.87	Existing 35 / 27 = 1.30
Fourth Floor Height	44.6 / 51 = 0.87	Per Zoning 35 / 7.5 = 4.67

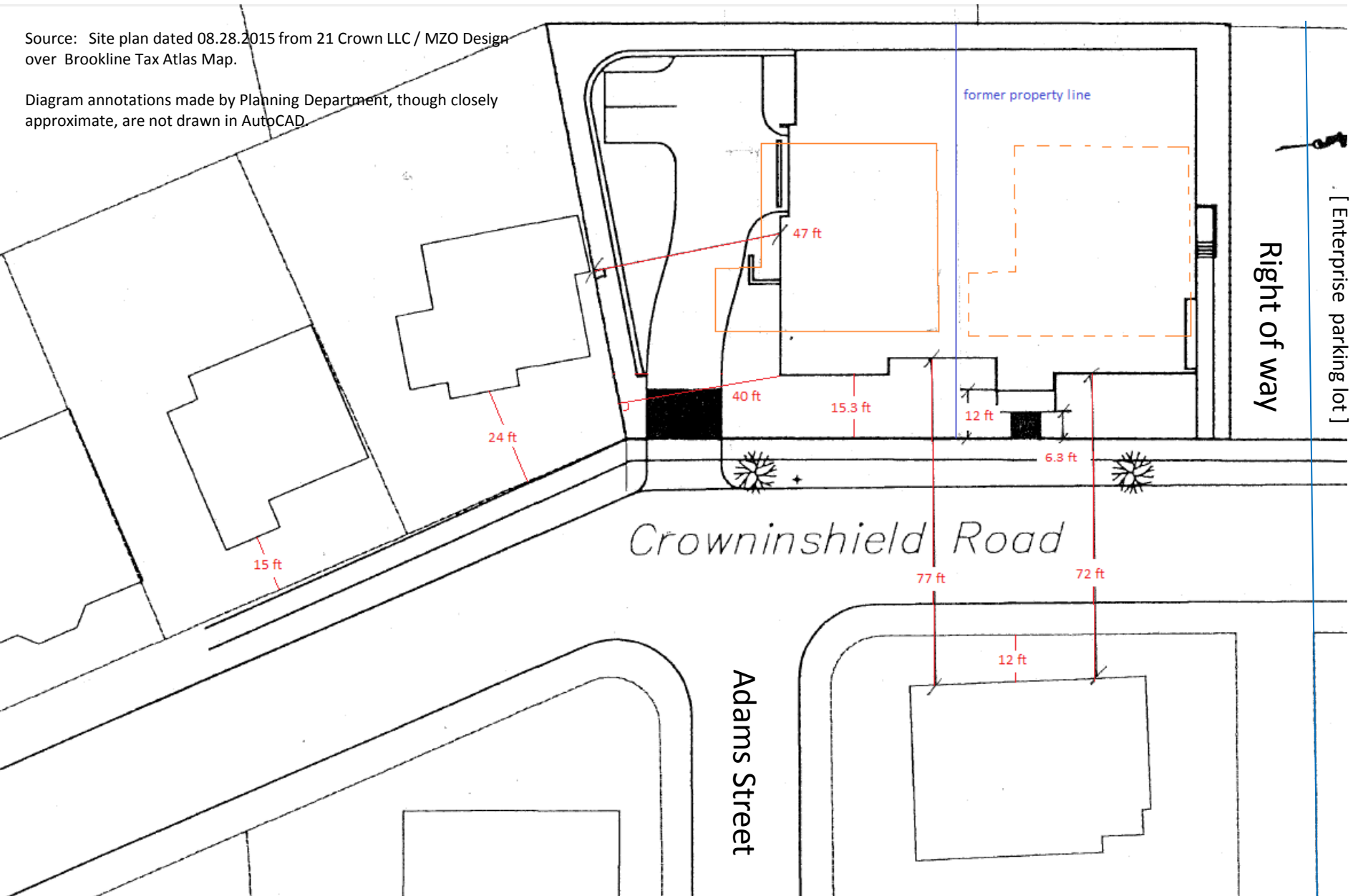
Source: Elevations dated 08.28.2015 from 21 Crown LLC / MZO Design

Diagram annotations made by Planning Department, though closely approximate, are not drawn in AutoCAD.

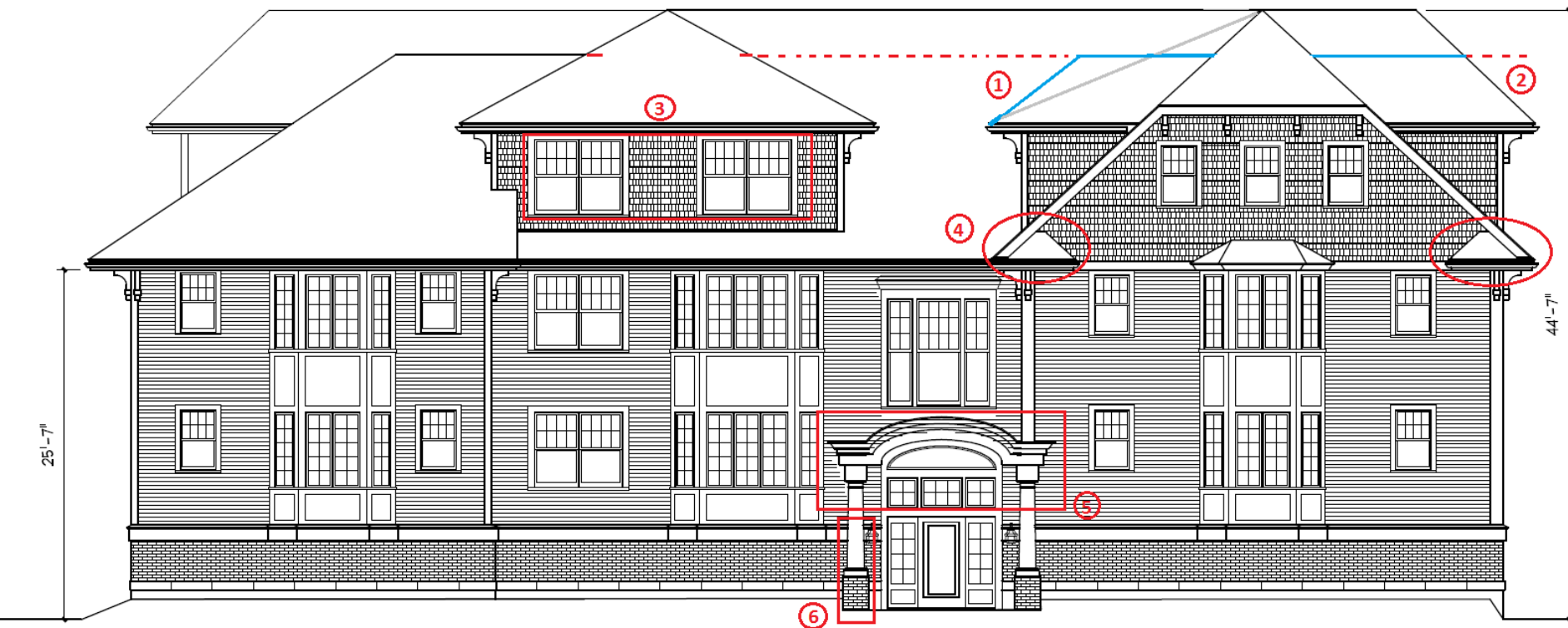
[Hospital parking lot]

Source: Site plan dated 08.28.2015 from 21 Crown LLC / MZO Design
over Brookline Tax Atlas Map.

Diagram annotations made by Planning Department, though closely
approximate, are not drawn in AutoCAD.







- 1** – Balance gables on each side of jerkinhead by making gables same pitch. Reduce excessive spaces by aligning ridge with third story.
- 2** – Reduce width of gables on right (and left) façade (see separate slides).
- 4** – Reduce slope of eave returns.

- 3** – Dormer has more weight than front entrance. Reduce size of windows to establish better hierarchy. For e.g., use mullions instead of ganging windows; consider 6/1 division of lights instead of 8/1 (typ.).
- 5, 6** – Adjust proportions of portico and piers to establish better hierarchy (see following slides).



Front entrance engages with the bay through the extension of trim and foundation so the two elements appear related, not disconnected or competing for hierarchy. Connecting the portico with the bay also makes this entrance more substantial.

In contrast, if portico were to align with another architectural element, the sunken effect would be improved and entrance would be focal point.





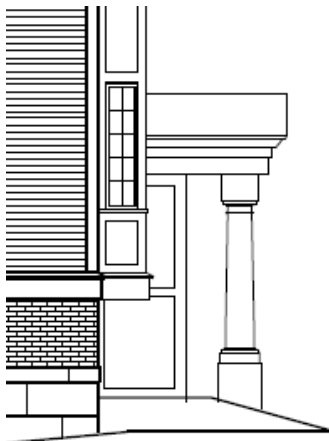
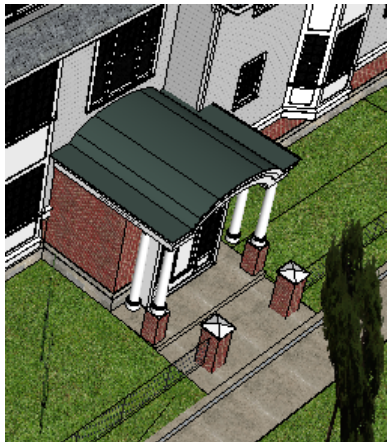
Example of shed roof and eyebrow portico

Connection to window above integrates the two elements.



Reduce height portico. Consider a shed roof to improve water runoff, and eyebrow shape that is more gently sloped.

Raise height of piers to align with height of brick foundation.



Portico extends further into front yard to accommodate changes on garage level. A shed roof may soften the effect of the deeper entrance.



Achieving symmetry on either side of jerkinhead would lessen top-heavy effect

Trim board projects 3 feet, which could be reduced so that jerkinhead appears less top-heavy

Brackets might suggest exposed rafters, but as a visual support appear insubstantial



Avoid extending brick up vestibule wall. Better to align with garage level

Extend pier up to garage level/siding as well



Existing Conditions:
Prominence of left facade



47.5'

Eliminate unnecessary trim, which emphasize height

Reduce size of windows (stairwell area)

Reduce size of window

44'-7"

47.5'

441-711

**Extend bay to ground
for visual support?**

Balconies or bay windows?





How does berm proposed
on elevations connect with
grading in side yard?

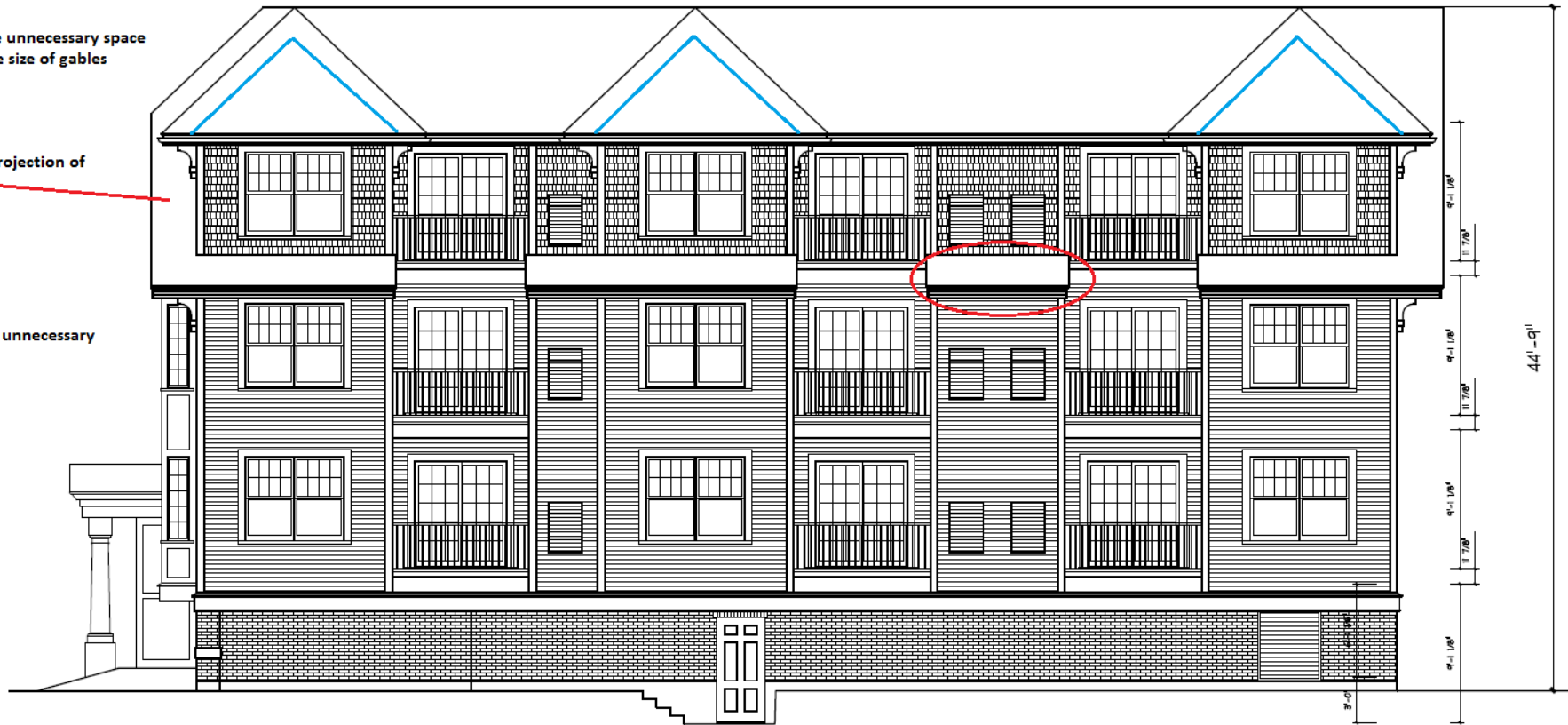
Berm is shown on the
right side.



Eliminate unnecessary space
to reduce size of gables

Reduce projection of
trim

Eliminate unnecessary
trim





- 1 – Eliminate return and connect trim
- 2 – Reduce side of gable
- 3 – Connect trim on third gable



- 4 – Reduce projection of trim

Key Recommendations

- Simplify roof massing
- Adjust proportions at front entrance
- Resolve left façade
 - Consider bay windows instead of balconies?
 - Screen garage level
- Achieve better hierarchy among windows
- Reduce trim
- Design vegetative screening for winter